

PLANNING COMMISSION REPORT



MEETING DATE: November 19, 2003 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Tiffany Center**

REQUEST Request for approval to rezone from Single Family Residential Planned Community District (R1-35 PCD) to Central Business District Planned Community District (C-2 PCD) on a 3.5 +/- acre parcel located at the southwest corner of Bell Road and 91st Street.
7-ZN-2003

Key Items for Consideration:

- The request will result in creation of an additional commercial district along Bell Road between the Pima Frontage Road and 94th Street.
- Does the proposed rezoning of 2.73 net acres meet the intent of the Regional Use Overlay designation?

Related Policies, References:

- Case 33-ZN-2000 created a Planned Community District overlay in March 2001.
- A request to rezone the site (Case 10-ZN-2000) to Industrial Park (I-1) in 2000 was denied.

OWNER Southpac Trust International
602-264-4442

APPLICANT CONTACT Lou Jekel
Jekel & Howard LLP
480-948-7060

LOCATION E BELL RD / N 91ST ST (SW Corner)

BACKGROUND

Zoning.

The site is zoned R1-35 PCD Single Family Residential District within a Planned Community District. The R1-35 zoning district allows for residential and institutional uses such as schools and churches, but does not permit office, commercial, or manufacturing types of uses. The request to rezone the site to Central Business District (C-2 PCD) would allow office and commercial uses, but generally not manufacturing uses.

General Plan.

The General Plan Land Use Element designates the property with a Regional Use Overlay, which supports a variety of regional and community level



activities. An Employment land use designation permits a range of employment uses such as light industrial, offices, and other mixed uses. This category is located where impacts on residential neighborhoods are minimized and access is available to labor pools and transportation facilities.

Context.

This site is located at the southwest corner of Bell Road and 92nd Street in the McDowell Mountain Business Park formerly known as Horseman's Park. The surrounding property includes the following:

- North – State Land, I-1 PCD
- East, West and South, I-1 PCD

The PCD overlay that is applied to this area provides standards for the overall development of the area and is intended to preserve views of the McDowell Mountains along the Bell Road corridor.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The request is to rezone the site to Central Business District (C-2 PCD). The applicant indicates that:

- The site's location along the Bell Road frontage at the 91 St intersection provides an advantage for retail development
- Other Commercially zoned lands in the McDowell Mountain Business Park area have not been developed as commercial support service uses, as originally foreseen for the area
- The site is relatively small in area with 2.73 acres and would only have limited ability to attract small types of industrial uses
- The commercial use of the site would serve as a regional commercial function by providing service to the rest of the McDowell Mountain Business Center as well as the McDowell Mountain Ranch community and ultimately the state trust land to the north of Bell Road.

Staff does not support rezoning of the site to C-2 for the following reasons:

- The plan for McDowell Mountain Business Center provides for commercial zoning near the east and west sides (Bell and Pima/ Bell and 94th), while the remainder has primarily I-1 zoning
- The General Plan designates the site for Regional Use Overlay and Employment, where I-1 zoning is more appropriate for the site in conjunction with the I-1 core surrounding the site
- The relatively small, 3-acre size of the site as a C-2 zoning, does not appear to meet the thresholds as regional type uses
- An I-1 zoning district will enhance and strengthen the developing industrial park while the existing commercial zoning along Bell Road is adequate to support and service this future employment core.

The applicant has explained to staff that he is interested in a mixture of office, restaurant and retail uses. The I-1 District provides for offices and some retail such as furniture stores, as a permitted use and restaurants as a conditional use where intended to serve the needs of the surrounding industrial park. Most types of retail uses would require a commercial zoning for the site.

IMPACT ANALYSIS

Development information.

- *Existing Use:* Vacant land
- *Buildings/Description:* 3 buildings, retail, office and restaurant
- *Parcel Size:* 2.73 acres
- *Building Height Allowed:* 20 and 36 feet, 42 feet for mechanical
- *Proposed Building Height:* to be determined at the Development Review Board
- *Floor Area:* approximately 39,000 square feet

Traffic.

The site has access at two locations onto 91st Street along the east side of the site. The intersection of 91st Street and Bell Road is signalized, and will be activated soon. A traffic impact analysis was prepared for the site as part of the original industrial rezoning request for the site in 2000 and indicated that the area street system could accommodate traffic created by the proposed level of development. The estimated total daily trips for industrial use are 1,912 with 126 and 167 trips in the AM and PM peak hours, respectively.

An updated Nov. 2003, traffic impact analysis has provided comparable information for the retail commercial, office and restaurant use of the site. The proposed commercially zoned site will generate a total of 1,249 vehicle trips per day with 145 and 184 trips during the AM and PM peak hours, respectively. The Impact Study indicates that turning movements and street capacities are acceptable however; future left out (northbound) turns at the sites' northern driveway on 91st St. may be difficult at peak hours. The southerly driveway is designed as a wet crossing and may be blocked during some rain events. Cross access is also available through the lot to the west.

Water/Sewer.

City water and sewer lines are provided to the site from 92nd Street as part of the Bell Road II Improvement District. The developer will pay for water and sewer line extensions to the proposed building from the street.

Police/Fire.

Rural Metro has reviewed this proposal and it conforms to the minimum requirements for fire protection and fire apparatus access.

Open space, scenic corridors.

A fifty-foot-wide, buffered setback is situated along Bell Road, adjacent to the north side of the site. A 15 foot wide public trail easement and 8 foot wide trail will be developed in this buffered setback area.

Policy Implications.

The existing single-family residential zoning district does not make sense along this portion of the Bell Road corridor, within the Scottsdale Airport noise influence area and surrounded by existing I-1 zoning. The commercial district proposal would create an isolated zoning district surrounded on all sides by I-1 zoning.

Community Involvement.

The applicant has conducted a Citizen Involvement Plan and Report for the rezoning. The applicant sent a total of 26 notices of the neighborhood meeting to property owners within 750 feet of the site. In addition notices were sent to the McDowell Mountain Ranch Home Owners Association and Community Association. A neighborhood meeting was held on November 10, 2003 at the Alltel Ice Den. At the neighborhood meeting, one citizen attended to obtain information about the proposal only, and did not express any objections. One e-mail objection to this proposal has been received on this case to date. (See Attachment #8)

Community Impact.

The Regional Use Overlay designation of the General Plan provides for limited commercially zoned areas when intended to provide support services to primary industrial use of this area. These commercial areas are located on the east and west sides of the developing McDowell Mountain Business Park. The General Plan provides that commercial uses within the Regional Use overlay must be of regional significance, while this smaller sized property contains a localized commercial use. The proposed commercial zoning, size and location do not meet the overall intent of the General Plan. In context, the approximate 171-acre Horseman's Park area situated between 94th Street and Pima Road and Bell Road south to WestWorld, and there are already approximately 50 acres zoned for commercial uses and about 120 acres zoned for industrial types of uses.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff does not support this request but believes that Industrial Park (I-1 PCD) is the appropriate zoning for this site. Staff recommends denial to rezone the site to a commercial district, but would support rezoning of the site to I-1 Industrial Park or C-O Commercial Office districts. Should the Planning Commission support this case as submitted by the applicant, related stipulations are attached hereto.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Al Ward
Senior Planner
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E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Al Ward
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Existing Zoning Map
- 4A. Proposed Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. Site Plan

Project: #97-PA-02
Project: Tiffany Center
Location: S.W. Corner Bell & 91st St.

Applicant: Lou Jekel
Jekel & Howard, LLP
8283 N. Hayden Road
Suite 100
Scottsdale, AZ 85258-2455

PROJECT NARRATIVE

The Site Plan

This is a request to rezone the 3.58 acre parcel on the southwest corner of 91st Street and Bell Road to C-2 from the existing zoning of R1-35. The proposed conceptual site consists of one partially two story building with 16,000 square feet used for commercial, retail, and professional office space. Building 2 will be a 15,000 square feet two story building. The first floor of both buildings will provide commercial use while the second story will provide regional corporate facilities and office space. The conceptual plan also provides for a third smaller two story building with 8,000 square feet. The upstairs shall be used as office space and the 1st floor will be a restaurant.

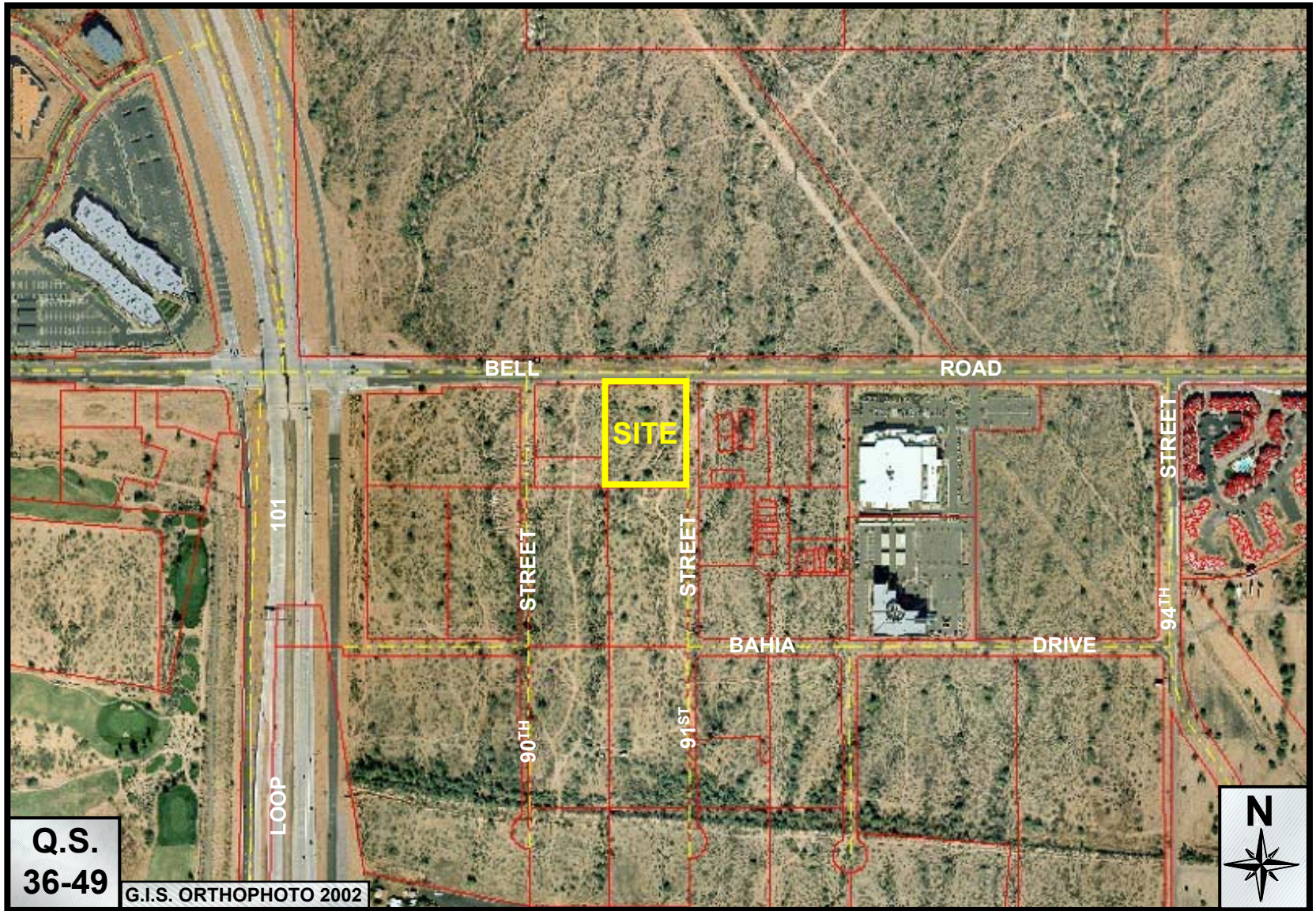
There are major roadways surrounding this area of Horseman's Park including the Pima Freeway and frontage road alignments to the west and Bell Road as a Minor Arterial, to the North at Pima/Princes Drives. Bell Road will provide for bike lanes that connect to the residential densities existing and proposed to the east of the site.

Design and Aesthetic Considerations

Access to the site is provided from Bell Road (existing) by a shared access drive with the parcel to the west. There will also be two entries from the future 91st St. A 50' lush landscape setback along Bell Road is provided which will consist of native desert plants in order to preserve the desert character of the area. The landscape area will also provide the necessary site detention. There is an Desert wash that goes through the southeastern portion of the property. The wash has been incorporated into the conceptual site plan in order to preserve the desert character of the area. The proposed restaurant will be separated from the other two buildings by the wash will have a lush desert theme and a low water crossing bridge.

In short, the design, location and composition of the proposed improvements are compatible with both the existing neighborhood and the community. The architectural character of the proposed buildings and structures will be in harmony with the current development pattern while enhancing the existing desert ambiance of the area.

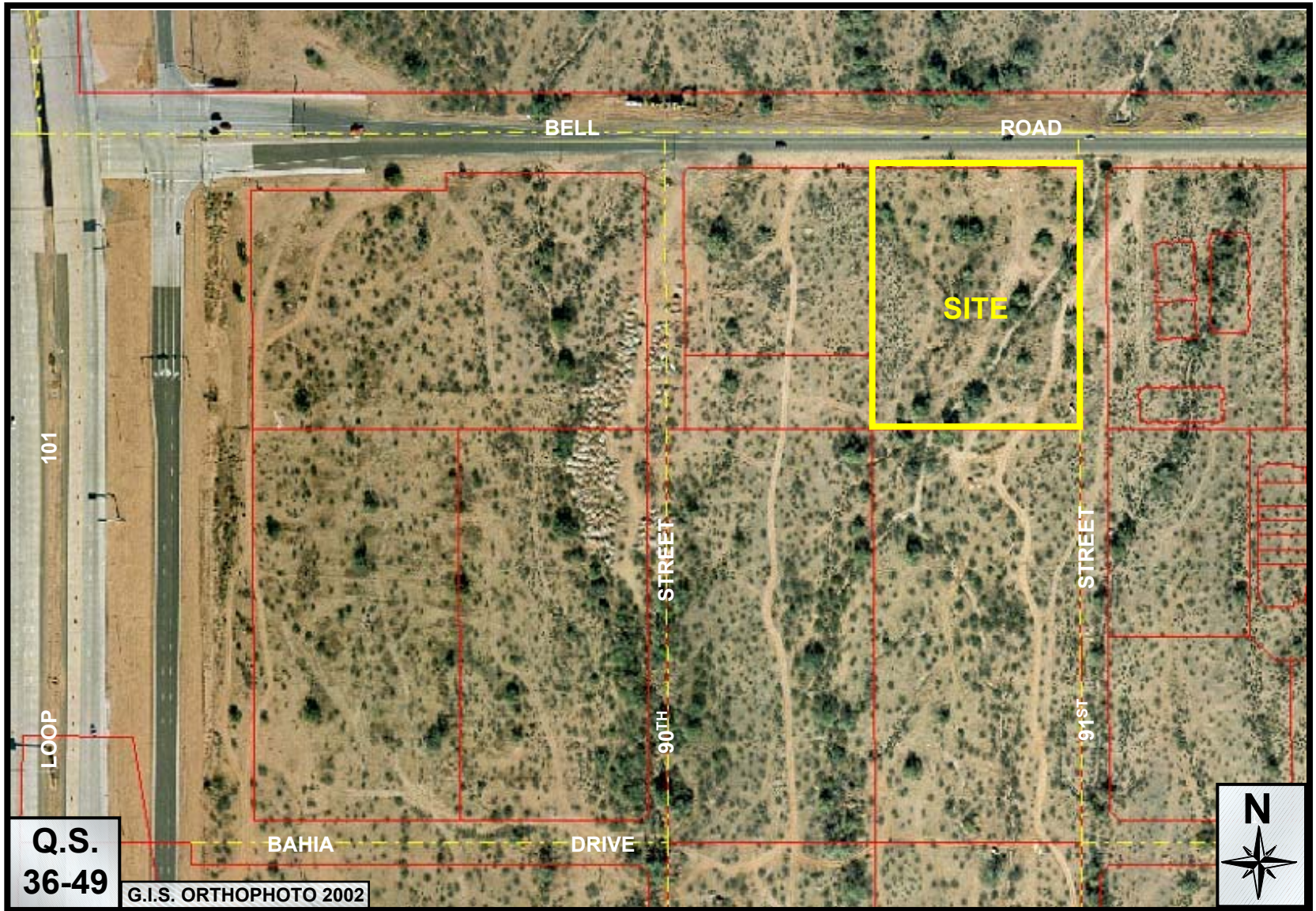
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Tiffany Center

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ATTACHMENT #2



Tiffany Center

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ATTACHMENT #2A

General Plan

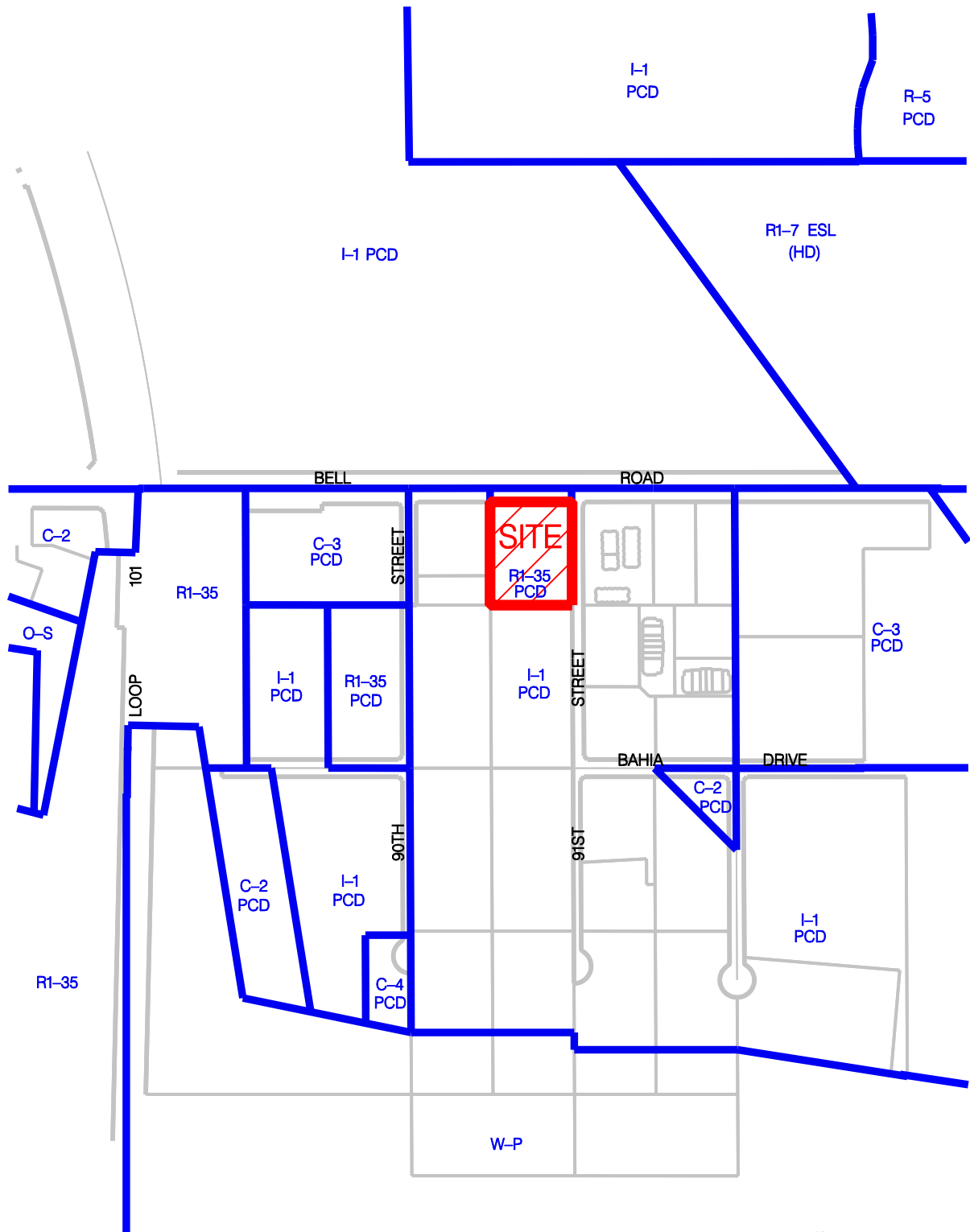


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|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



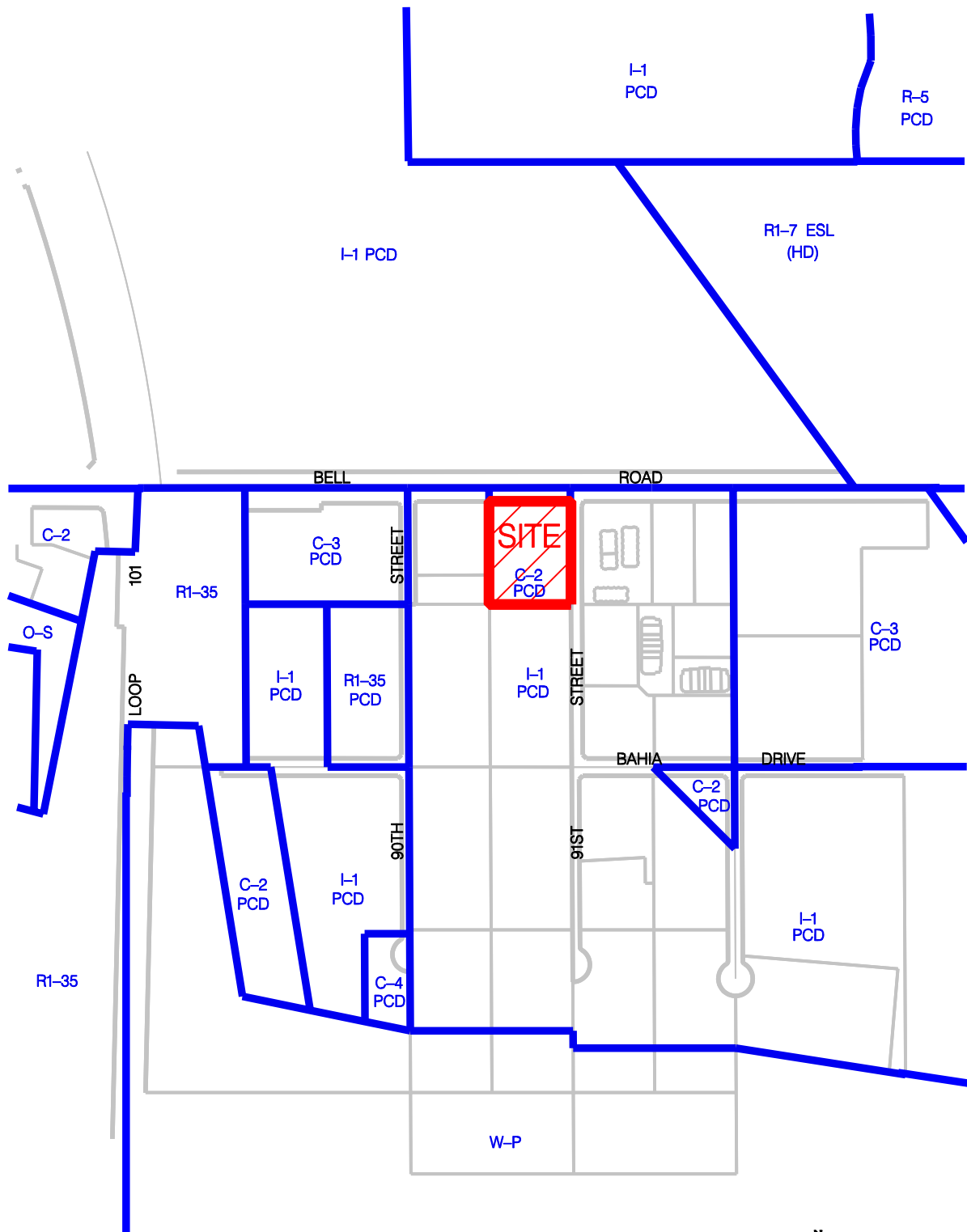
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ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



7-ZN-2003
ATTACHMENT#4





7-ZN-2003

ATTACHMENT #4A



STIPULATIONS FOR CASE 7-ZN-2003

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform with the site plan submitted by Drifting Sands Design and dated 5/8/2003. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. BUILDING HEIGHT LIMITATIONS/SETBACK REQUIREMENTS.
 - a. There shall be a minimum seventy (70) foot building/structure setback measured from the Bell Road right-of-way for any building/structure above twenty (20) feet in height, and
 - b. There shall be a minimum fifty (50) foot building/structure setback measured from the Bell Road right-of-way for any building/structure twenty (20) feet in height or taller.
3. LANDSCAPE BUFFER. The landscape buffer width along the Bell Road frontage shall be a minimum of fifty (50) feet, measured from the outside edge of the street right-of-way. The landscape buffer shall not contain any buildings, walls, parking or other development improvements, to the satisfaction of Planning and Development Services staff.
4. SCENIC CORRIDOR DEDICATION BEFORE BUILDING PERMIT ISSUED. With the Final plans submittal, the developer shall show and dedicate an easement to the City of Scottsdale, identifying a minimum fifty (50) foot wide landscape buffer easement along the Bell Road frontage, to the satisfaction of Planning and Development Services staff.
5. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.

ENVIRONMENTAL DESIGN

1. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a 100 year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Development Review Board approval.
2. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
3. LOCATION OF INTERNAL STREETS AND DRIVEWAYS. Before the Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.
4. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be twenty (20) feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance. With the Development Review Board submittal, the developer shall submit details and manufacturer cut sheets, as well as a photometric analysis of the site, to the satisfaction of City staff.

5. **MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT.** Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

CIRCULATION

1. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Bell Road and 91st Street - The developer shall dedicate a one foot wide vehicular non-access easement on this street except at the approved street entrance.
 - b. Bell Road - There shall be no site driveways on Bell Road
 - c. 91st Street - There shall be a maximum of two site driveways from 91st Street, with a minimum of 165 feet between the driveways. The driveways shall align with the existing driveways on the east side of 91st Street.
2. **CROSS ACCESS EASEMENT-** The developer shall provide a cross access easement with the property on the west property line.
3. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on 91st Street, to provide left-turn access into the site for the southern driveway entrance only, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by city staff.
4. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8 foot wide multi-use trail along Bell Road. The trail shall be contained within a minimum 15 foot wide public access easement, which the developer shall dedicate to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the city's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.
5. **DEVELOPMENT AGREEMENT.** Prior to any Development Review Board submittal, the applicant shall enter into a development agreement requiring the applicant/developer/owner to join a transportation management association with the primary goal of providing a strategy and creating development projects that reduce vehicle trip generation through innovative transportation reduction methods.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.

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Stipulations - Page 3 of 5

- d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
2. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.

3. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. **Water line and water related facilities shall conform to the city Water System Master Plan.**
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).**). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.

3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. **Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.**
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.

ADDITIONAL INFORMATION FOR CASE 7-ZN-2003

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. landscape buffers,
 - e. major stormwater management systems,
 - f. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - g. wall location and design
 - h. signage,
 - i. perimeter landscape setting of buildings (including usable outdoor spaces)
 - j. pedestrian linkages to adjacent sites
 - k. Conformance with the approved Master Environmental Design Concept Plan.
3. **PARKING.** With the Development Review Board submittal, the developer shall submit a detailed Mixed-use shared parking analysis for the entire site, to the satisfaction of Planning and Development Services staff.
4. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

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3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**TIFFANY CENTER
SWC 91ST STREET & BELL ROAD
TRAFFIC IMPACT ANALYSIS SUMMARY
7-ZN-2003, 97-PA-2002**

**Prepared by: Phillip Kercher, Traffic Engineering
Traffic Impact Study Prepared by: Joseph Spadafino, Kirkham Michael**

Existing Conditions:

The proposed 3.5-acre site for the Tiffany Center is located on the southwest of Bell Road and 91st Street in the Horseman's Park Area. The streets in the vicinity of the project were constructed as part of the Bell Road II Improvement District. The roadway classifications, intersection traffic control, and number and location of auxiliary turn lanes were determined in a traffic study for the Bell Road II Improvement District Project. This traffic study was prepared by Gannett Fleming. In the traffic study, it was assumed that the vacant land within the Improvement District boundaries would be developed as office and industrial type uses.

Bell Road is classified as a Neighborhood System street. It has two lanes in each direction separated by a landscaped median and functions as a minor arterial street. Bell Road runs from Hayden Road to approximately 108th Street where it turns south and becomes McDowell Mountain Ranch Road. The posted speed limit on Bell Road is 45-MPH.

91st Street is classified as Neighborhood System streets on the Community Mobility Element of the City's General Plan. It is constructed as a major collector street. It has two lanes in each direction with a raised median. 91st Street extends from Bell Road to just south of Bahia Drive where it terminates in a cul-de-sac. The posted speed limit on 91st Street is 35-MPH.

The intersection of 91st Street and Bell Road is currently a tee intersection. It is planned to be a signalized intersection. The traffic signal is constructed but has not been turned on. Currently, staff is evaluating the intersection to see if the traffic signal is warranted.

Proposed Development:

This case proposes to develop the project site as approximately 39,000 square feet of commercial land uses. The site plan identifies three two-story buildings, proposed to contain a mixture of office, retail, and restaurant uses. The site proposes to have two driveways on 91st Street. There is also a vehicular connection to the site to the west via the dedications of cross access easements.

The existing zoning on the project site is Single Family Residential Planned Community District (R1-35 PCD), which would allow the site to be developed as a single-family subdivision with approximately four dwelling units. To accommodate the proposed commercial development, this Zoning Case proposes to change the zoning on the project site to Central Business District Planned Community District (C-2 PCD).

The trip generation characteristics for development plans under the existing zoning, proposed zoning, and Industrial Park zoning (I-1), are compared in the table below.

TRIP GENERATION TABLE

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Zoning – R1-35							
Single-Family - 4 dwelling units	38	1	2	3	3	1	4
Proposed Zoning– C-2							
General Office - 27,000 sq ft	486	58	8	66	19	91	110
Specialty Retail – 8,000 sq. ft.	293	22	24	46	20	15	35
Restaurant – 4,000 sq. ft.	469	17	16	33	23	16	39
Total	1,248	97	48	145	62	122	184
Alternative Zoning – I-1							
Medical Office 42,000 sq ft	1,503	81	21	102	42	112	154

Kirkham Michael Consulting Engineers has prepared a traffic impact study for this project. The traffic impact study compares the trip generation characteristics of the proposed project to the existing zoning and examines the impacts from the proposed project on the local roadway network.

The Trip Generation Comparison Table above shows that the proposed I-1 zoning will result in an increase of 1,210 daily trips for the site compared with the existing R1-35 zoning. The Trip Generation Comparison Table also shows that the development plan proposed under the C-2 zoning will result in approximately the same amount of traffic that could be generated if the site were developed as medical office under the I-1 zoning category.

Future Conditions:

The traffic study prepared by Kirkham Michael analyzes the traffic conditions and the estimated traffic generated by the proposed project for the horizon year of 2005. The traffic analysis was performed using the total of the traffic generated by this proposed project and the background traffic volumes assumed in the Bell Road II Improvement District (Gannett Fleming) Study. Capacity analysis shows that all of the movements at the intersection of 91st Street and Bell Road will operate at Level of Service (LOS) D or better during the morning and evening peak hours. All movements at the two site driveways on 91st Street operate at LOS C or better.

The traffic study also analyzes the traffic conditions for the horizon year of 2020. The traffic analysis was performed using the total of the traffic generated by this proposed project and the background traffic volumes developed by Kirkham Michael in *Northeast Pima Freeway Corridor Network Alternatives Analysis* prepared for the City. Capacity analysis shows that all of the movements at the intersection of 91st Street and Bell Road will still operate at Level of Service (LOS) D or better during the morning and evening peak hours. All movements at the two site driveways on 91st Street will still operate at LOS C or better.

Summary:

The approval of this rezoning request will likely generate 1,248 trips per day. This represents a significant increase in trip generation compared to if the site were developed as a single-family residential subdivision; however, the traffic generated by this proposal is similar to the amount of traffic that would be generated if the site were developed as medical office under the industrial (I-1) zoning category. Capacity analysis at the planned signalized intersection of 91st Street and Bell Road demonstrates that with site traffic, the intersections will operate at level of service (LOS) D or better for the morning and evening peak hours in the horizon years of 2005 and 2020.

Staff Concerns/Recommendations:

- A cross access easement should be stipulated to connect to the parcel to the west. A similar cross access easement was required on the adjacent parcel.
- The site driveways on 91st Street should align with the existing driveways on the east side of the street.

Tiffany Center
7-ZN-2003

Attachment #8. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

Bell Road

Tiffany Center
Scottsdale, Arizona



Case # 97-PA-02 #2

7-ZN-2003
06/05/2003